

**ONTARIO COUNTY  
LOCAL DEVELOPMENT CORPORATION**

**ONTARIO COUNTY, NEW YORK**

**FINANCIAL STATEMENTS**

**For The Years Ended December 31, 2017 and 2016**

**Raymond F. Wager, CPA, P.C.**  
Certified Public Accountants

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## INDEPENDENT AUDITORS' REPORT

To the Board of Directors  
Ontario County Local Development Corporation  
Ontario County, New York

We have audited the accompanying financial statements of the Ontario County Local Development Corporation, Ontario County, New York (the Corporation) which comprise the statement of financial position as of December 31, 2017 and 2016, and the related statements of activities, and cash flows for the years then ended, and the related notes to the financial statements.

### *Management's Responsibility for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### *Auditor's Responsibility*

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Corporation's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

## ***Opinion***

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Corporation as of December 31, 2017 and 2016, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

## ***Other Matters***

### *Other Information*

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplemental information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the financial statements as a whole.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated February 27, 2018 on our consideration of the Corporation's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Corporation's internal control over financial reporting and compliance.

*Raymond F. Wager, CPA, PC*

Rochester, New York  
February 27, 2018

**ONTARIO COUNTY  
LOCAL DEVELOPMENT CORPORATION, NEW YORK**

**Statement of Financial Position**

**December 31, 2017 and 2016**

| <b><u>ASSETS:</u></b>                   | <b><u>2017</u></b> | <b><u>2016</u></b> |
|---|--------------------|--------------------|
| <b><u>Current Assets -</u></b>          |                    |                    |
| Cash                                    | \$ 379,880         | \$ 26,701          |
| <b>Total Current Assets</b>             | <b>\$ 379,880</b>  | <b>\$ 26,701</b>   |
| <br>                                    |                    |                    |
| <b>TOTAL ASSETS</b>                     | <b>\$ 379,880</b>  | <b>\$ 26,701</b>   |
| <br>                                    |                    |                    |
| <b><u>LIABILITIES:</u></b>              |                    |                    |
| <b><u>Current Liabilities -</u></b>     |                    |                    |
| Accounts payable                        | \$ 2,014           | \$ -               |
| <b>Total Current Liabilities</b>        | <b>\$ 2,014</b>    | <b>\$ -</b>        |
| <br>                                    |                    |                    |
| <b>TOTAL LIABILITIES</b>                | <b>\$ 2,014</b>    | <b>\$ -</b>        |
| <br>                                    |                    |                    |
| <b><u>NET ASSETS:</u></b>               |                    |                    |
| <b><u>Unrestricted -</u></b>            |                    |                    |
| Operating                               | \$ 377,866         | \$ 26,701          |
| <b>TOTAL NET ASSETS</b>                 | <b>\$ 377,866</b>  | <b>\$ 26,701</b>   |
| <br>                                    |                    |                    |
| <b>TOTAL LIABILITIES AND NET ASSETS</b> | <b>\$ 379,880</b>  | <b>\$ 26,701</b>   |

(The accompanying notes are an integral part of these financial statements)

**ONTARIO COUNTY  
LOCAL DEVELOPMENT CORPORATION, NEW YORK**

**Statement of Activities**

**For The Years Ended December 31, 2017 and 2016**

|  | <b><u>2017</u></b>       | <b><u>2016</u></b>        |
|--|--------------------------|---------------------------|
| <b><u>OPERATING REVENUES:</u></b>              |                          |                           |
| Project fees                                   | \$ 358,800               | \$ -                      |
| Application fee                                | 750                      | -                         |
| <b>TOTAL OPERATING REVENUES</b>                | <b><u>\$ 359,550</u></b> | <b><u>\$ -</u></b>        |
| <b><u>OPERATING EXPENSES:</u></b>              |                          |                           |
| <b><u>Management and General Expense -</u></b> |                          |                           |
| Insurance                                      | \$ 2,403                 | \$ 2,403                  |
| Professional services-other                    | 3,975                    | 3,875                     |
| <b>Total Management and General</b>            | <b><u>\$ 6,378</u></b>   | <b><u>\$ 6,278</u></b>    |
| <b><u>Program Expenses -</u></b>               |                          |                           |
| Grant allocations                              | \$ -                     | \$ 7,030                  |
| Ontario County services                        | 2,014                    | -                         |
| <b>Total Program Expenses</b>                  | <b><u>\$ 2,014</u></b>   | <b><u>\$ 7,030</u></b>    |
| <b>TOTAL OPERATING EXPENSES</b>                | <b><u>\$ 8,392</u></b>   | <b><u>\$ 13,308</u></b>   |
| <b>NET OPERATING INCOME (LOSS)</b>             | <b><u>\$ 351,158</u></b> | <b><u>\$ (13,308)</u></b> |
| <b>NONOPERATING REVENUES (EXPENSES)</b>        |                          |                           |
| Interest income, other                         | \$ 7                     | \$ 11                     |
| <b>INCREASE (DECREASE) IN NET ASSETS</b>       | <b><u>\$ 351,165</u></b> | <b><u>\$ (13,297)</u></b> |
| <b>NET ASSETS - BEGINNING OF YEAR</b>          | <b><u>26,701</u></b>     | <b><u>39,998</u></b>      |
| <b>NET ASSETS - END OF YEAR</b>                | <b><u>\$ 377,866</u></b> | <b><u>\$ 26,701</u></b>   |

(The accompanying notes are an integral part of these financial statements)

**ONTARIO COUNTY  
LOCAL DEVELOPMENT CORPORATION, NEW YORK**

**Statement of Cash Flows**

**For The Years Ended December 31, 2017 and 2016**

| <b><u>CASH FLOWS FROM OPERATING ACTIVITIES:</u></b>   | <b><u>2017</u></b>           | <b><u>2016</u></b>          |
|---|------------------------------|-----------------------------|
| Cash payments contractual   | \$ (6,378)                   | \$ (22,188)                 |
| Project fees  | 358,800                      | -                           |
| Application fee   | 750                          | -                           |
| <b>Net Cash Provided (Used) by Operating Activities</b>   | <b><u>\$ 353,172</u></b>     | <b><u>\$ (22,188)</u></b>   |
| <br>  |                              |                             |
| <b><u>CASH FLOWS FROM INVESTING ACTIVITIES:</u></b>   |                              |                             |
| Interest income   | \$ 7                         | \$ 11                       |
| <b>Net Cash Provided (Used) by Investing Activities</b>   | <b><u>\$ 7</u></b>           | <b><u>\$ 11</u></b>         |
| <br>  |                              |                             |
| <b>NET INCREASE (DECREASE) IN CASH<br/>AND CASH EQUIVALENTS</b>   | <b>\$ 353,179</b>            | <b>\$ (22,177)</b>          |
| <br><b>BEGINNING CASH AND CASH EQUIVALENTS</b>  | <br><b><u>26,701</u></b>     | <br><b><u>48,878</u></b>    |
| <br><b>ENDING CASH AND CASH EQUIVALENTS</b>   | <br><b><u>\$ 379,880</u></b> | <br><b><u>\$ 26,701</u></b> |
| <br>  |                              |                             |
| <b><u>CASH FLOWS FROM OPERATING ACTIVITIES:</u></b>   |                              |                             |
| <b>Net Operating Income (Loss)</b>  | <b>\$ 351,158</b>            | <b>\$ (13,308)</b>          |
| <br>  |                              |                             |
| <b>Adjustments to Reconcile Net Operating Income (Loss) to<br/>Net Cash Provided By (Used In) Operating Activities:</b> |                              |                             |
| Increase (decrease) in accounts payable   | 2,014                        | (8,880)                     |
| <b>Net Cash Provided (Used) by Operating Activities</b>   | <b><u>\$ 353,172</u></b>     | <b><u>\$ (22,188)</u></b>   |

(The accompanying notes are an integral part of these financial statements)

**ONTARIO COUNTY LOCAL DEVELOPMENT  
CORPORATION, NEW YORK**

**NOTES TO FINANCIAL STATEMENTS**

**December 31, 2017**

**I. Summary of Significant Accounting Policies:**

**A. Organization**

The Ontario County Local Development Corporation, Ontario County, New York (the Corporation) was incorporated on April 12, 2010 under Section 402 of the Not-For-Profit Corporation Law. The mission of the Ontario County LDC is to conduct activities that will relieve and reduce unemployment; promote and provide for additional and maximum employment; better and maintain job opportunities; instruct or train individuals to improve or develop their capabilities for such jobs; carry on scientific research for the purpose of aiding the County by attracting new industry in the County; and lessening the burdens of government and acting in the public interest. The Board shall consist of seven (7) Directors, all of whom, shall be appointed by the County and is reported as a related entity by the County.

**B. Basis of Accounting**

The financial statements of the Corporation have been prepared in conformity with accounting principles generally accepted in the United States. Revenues are recognized when earned and expenses are recognized when incurred.

The Corporation reports information regarding its financial position and activities according to three classes of net assets; unrestricted, temporarily restricted, and permanently restricted net assets. At December 31, 2017, all of the Corporation's net assets were unrestricted.

**C. Cash and Cash Equivalents**

For purposes of the Statement of Cash Flows, the Corporation considers all highly liquid cash accounts and other temporary investments of three months or less as cash equivalents.

**D. Estimates**

The preparation of the financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

**E. Income Taxes**

The Corporation is a not-for-profit corporation organized pursuant to Sections 402 and 1411 of the New York State Not-for-Profit Corporation law and is, therefore, exempt from income taxes. The Corporation is also exempt from Federal reporting requirements under Internal Revenue Procedure 95-48, 1995-2 C.B. 418 as a governmental unit or affiliate of a governmental unit described in the procedure.



## **II. Cash and Cash Equivalents:**

Custodial credit risk is the risk that in the event of a bank failure, the Corporation's deposits may not be returned to it. While the Corporation does not have a specific policy for custodial credit risk, New York State statutes govern the Corporation's investment policies, as discussed previously in these notes. Deposits at December 31, 2017 were under collateralized in the amount of \$129,880 and were fully covered by FDIC insurance at December 31, 2016.

## **III. Conduit Debt Obligations:**

The Corporation has issued Tax-Exempt and Taxable Revenue Bonds to provide financial assistance to private-sector entities for the acquisition and construction of industrial and commercial facilities deemed to be in the public interest. The bonds are secured by the property financed and are payable solely from the payments received on the underlying mortgage loans. Upon repayment of the bonds, ownership of the acquired facilities transfers to the private-sector entity served by the bond issuance. Neither the Corporation, Village, State, nor any political subdivision thereof is obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements.

As of December 31, 2017, there was one series of Revenue Bonds outstanding with an aggregate principal amount payable of \$35,880,000.

## **IV. Net Assets:**

### **A. Unrestricted Operations**

Represents available funds which are unrestricted for operations.

## **V. Commitments and Contingencies:**

### **A. Litigation**

The Corporation is not aware of any pending litigation as of the balance sheet date.

## **VI. Subsequent Events:**

Events and transactions which have occurred between December 31, 2017 and February 27, 2018, the date of these financials, have been evaluated by the Corporation's management for the purpose of determining whether there were any events that might require disclosure in these financial statements. No such events or transactions were noted.

**Bond Information**

| 1. | Name of Recipient of Bond   | 2. | Name of Recipient of Bond   |
|----|---|----|---|
|    | <p>Proceeds: FP Thompson Hospital<br/>                     Address Line1: 350 Parrish St<br/>                     Address Line2:<br/>                     City: CANANDAIGUA<br/>                     State: NY<br/>                     Zip - Plus4: 14424<br/>                     Province/Region:<br/>                     Country: USA</p> <p>Amount of Bonds Issued: \$35,880,000.00<br/>                     Date Bonds Issued: 12/27/2017<br/>                     Bond Interest Rate: 3.29</p> <p>Last Year Bonds Expected to be Retired: 2040</p> <p>Amount of Bond Principal retired during the reporting year: \$0</p> <p>Amt of Bond Principal retired prior to reporting year:<br/>                     Current Amount of Bonds Outstanding: \$35,880,000</p> <p>Purpose of project requiring the Bond Issuance: Commercial Property Construction/Acquisition/Revitalization/Improvement</p> <p>Was the bond issuance expected to result in new jobs being created? No</p> <p>If yes, how many jobs were planned to be created? 0</p> <p>If yes, how many jobs have been created to date? 0</p> <p>Have the bonds been fully retired? No</p> |    | <p>Proceeds: Frederick Ferris Thompson Hospital<br/>                     Address Line1: 350 Parrish Street<br/>                     Address Line2:<br/>                     City: CANANDAIGUA<br/>                     State: NY<br/>                     Zip - Plus4: 14424<br/>                     Province/Region:<br/>                     Country: USA</p> <p>Amount of Bonds Issued: \$25,700,000.00<br/>                     Date Bonds Issued: 08/01/2010<br/>                     Bond Interest Rate: 4.64</p> <p>Last Year Bonds Expected to be Retired: 2037</p> <p>Amount of Bond Principal retired during the reporting year: \$26,590,000</p> <p>Amt of Bond Principal retired prior to reporting year: \$3,110,000<br/>                     Current Amount of Bonds Outstanding: \$0</p> <p>Purpose of project requiring the Bond Issuance: Commercial Property Construction/Acquisition/Revitalization/Improvement</p> <p>Was the bond issuance expected to result in new jobs being created? Yes</p> <p>If yes, how many jobs were planned to be created? 14</p> <p>If yes, how many jobs have been created to date? 14</p> <p>Have the bonds been fully retired? Yes</p> |

**Report on Internal Control Over Financial Reporting  
And on Compliance and Other Matters Based on an Audit  
of Financial Statements Performed in Accordance  
With Government Auditing Standards**

**Independent Auditors' Report**

To the Board of Directors  
Ontario County Local Development Corporation  
Ontario County, New York

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Ontario County Local Development Corporation, Ontario County, New York (the Corporation) which comprise the statement of financial position as of December 31, 2017 and 2016, and the related statements of activities, and cash flows for the years then ended, and the related notes to the financial statements and have issued our report thereon dated February 27, 2018.

***Internal Control Over Financial Reporting***

In planning and performing our audit of the financial statements, we considered the Corporation's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control. Accordingly, we do not express an opinion on the effectiveness of the Corporation's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Corporation's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

### ***Compliance and Other Matters***

As part of obtaining reasonable assurance about whether the Corporation's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### ***Purpose of this Report***

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Corporation's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Corporation's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Raymond F. Wager, CPA, PC*

Rochester, New York  
February 27, 2018

**ONTARIO COUNTY LOCAL DEVELOPMENT  
CORPORATION, NEW YORK**

**SCHEDULE OF FINDINGS AND RESPONSES**

**For the Year Ended December 31, 2017**

**I. Summary of the Auditors' Results**

**Financial Statements**

|   |            |
|---|------------|
| a) Type of auditor's report issued                      | Unmodified |
| b) Internal control over financial reporting            |            |
| 1. Material weaknesses identified                       | No         |
| 2. Significant deficiency(ies) identified               | No         |
| c) Noncompliance material to financial statements noted | No         |

**II. Financial Statement Findings**

There were no current year findings and there were no prior year findings.